

7<sup>th</sup> December 2017

The Programme Officer  
Housing and Economic Development DPD  
Ribble Valley Borough Council  
Church Walk  
Clitheroe BB7 2RA

Agent ID no: 32

**By email only**

Dear Madam

**EXAMINATION OF THE HOUSING AND ECONOMIC DEVELOPMENT DPD  
RESPONSE TO ISSUE 3 QUESTION B ON BEHALF OF BKW DEVELOPMENTS LTD**

I am writing to confirm that I do not wish to appear at the examination hearing sessions but in response to the Inspector's Main Issues and Questions, I would like the following comments made on behalf of BKW Developments Ltd, to be forwarded to the Inspector and taken into account.

**Comments**

These comments are made further to the representations submitted on behalf of BKW Developments and the Council Response of the 16<sup>th</sup> August 2017 to Question 8 of the Inspector's Initial Questions of 11<sup>th</sup> August 2017. Question 8 asked the Council to provide information on;

- 8. The outcome of planning permission ref. 3/2017/0317 and the implication for the employment allocation at Higher College Farm?*

The Council response confirms that outline planning permission (ref. 3/2017/0317) was granted to BKW Developments Ltd subject to conditions on the 31<sup>st</sup> August 2017. It continues to explain that the Council proposes to allocate 4 ha of employment land within the HED DPD, which is greater than the 2.41 ha residual requirement, to allow for an element of choice in sites and locations to accommodate economic growth. The Council considers that the proposed Allocation Site EAL3 can therefore be developed for an economic development use in addition to the BKW Developments Ltd committed site and would be in line with the adopted evidence base and Core Strategy.

The planning application for the proposed Allocation Site EAL3 (ref. 3/2017/0602) was awaiting determination at the time of the Council response and scheduled for determination at the Planning and Development Committee meeting on 28<sup>th</sup> September 2017. The application was not determined at that meeting but outline planning permission has since been granted on 1<sup>st</sup> December 2017.

In the circumstances, I wish to seek confirmation from the Council, and make the following request to the Inspector in the event the Council disagrees, that on the presumption the Council will modify the HED DPD Proposal Map to show the proposed Allocation Site EAL3 as an employment commitment<sup>1</sup>,

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<sup>1</sup> On the same basis as the DS1 notation used to denote committed housing sites

the land benefitting from planning permission (ref. 3/2017/0317) is treated consistently and also shown on the Proposal Map as a separate employment commitment.

It would also be appropriate to modify the Proposal Map by extending the settlement boundary for Longridge to encompass both of the committed employment sites.

I would be obliged if you would please acknowledge receipt of this letter and bring this matter to the Inspector's and Council's attention.

Yours sincerely

**Graham Love MRTPI**  
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cc: Client  
C James - Trevor Dawson LLP